
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING
7:00 A.M. – CITY HALL
305 N. ARCH STREET
ROYSE CITY, TEXAS 75189
MINUTES – FEBRUARY 23, 2021
APPROVED – MARCH 30, 2021, 6:0

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Members Absent:</u>
Dena Elder, President	Charles Houk, CDC Director	Tanner Dietz, Fire Marshall	
Bobby Gladu, Vice President	Tonya Brown, Secretary (Zoom)	Micah Cupp, Business Owner	
Richard Pense, Treasurer		Russell Ratterree, Realtor	
Jesse Vaughn (Zoom-)		Ashlee Burke, RC Chamber	
Clay Ellis		Vanessa Stahl, RC Chamber	
Michael Holder		Brent Wilson (Chamber President)	
Gary Sanders (Zoom)		Sharron Thompson (A Plus Workforce Solution – RC Chamber)	

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:01 A.M., Ms. Elder called the meeting to order. Mr. Ellis gave the invocation.

B. DISCUSSION AND ACTION REGARDING MINUTES AND SALES TAX COMPARISON

FEBRUARY 2021 sales tax revenue (\$139,809) increased by 25.5% over February 2020 (\$97,580) an increase of 26.4% for the rolling 12-month period.

[Correction: February sales tax revenue= \$136,329, creating a month/month difference of 22.4% and a rolling 12-month difference of 25.6%]

ACTION (at 7:03 a.m.)

- Mr. Ellis made a motion to approve the JANUARY 2020 Regular meeting minutes and the current financial status;
- Mr. Gladu seconded the motion;
- The motion passed 7:0.

C. CITIZENS PARTICIPATION

This period is reserved for citizens to discuss items not listed on the agenda. Persons may have three (3) minutes to address the board, however, by law, no action or discussion will be taken on these items.

No citizen participation.

D. DISCUSSION REGARDING CURRENT INCENTIVES

- **Synaptic Pediatric Therapy** maintains that they are on schedule to start seeing patients by mid-March. Performance Agreement still has not been signed.
- **Smoke Sessions** is still waiting for city inspectors to complete inspections.
- **Native Station** has begun work once again, but soon halted due to the winter storm. Dr. Sanders discussed that the roof was removed to install additional beams, the crew was waiting on flashing to arrive to reinstall the roof and explained that the walls would go up shortly after roof was reinstalled.
- **Collin County Road 1031** does not have any new updates.
- **Thirsty Bro Brewing Co.** will be discussed in the next item.

E. DISCUSSION AND ACTION REGARDING EXTENDING THE MARCH 2, 2021 DEADLINE FOR THRSTY BRO BREWING CO TO RECEIVE A CERTIFICATE OF OCCUPANCY FOR BREWERY AND RESTAURANT

Mr. Houk discussed that he had talked to Mr. Gordon: According to Mr. Gordon, he has secured financing to complete the brewery. The contractor will be on site in 2-3 weeks, it's approximately a 75-day build out and indicated that the restaurant portion would occur as a phase-two part of the project. Mr. Houk made him aware that the restaurant portion of the project is pertinent to being in compliance with the Performance Agreement requirement for receiving an

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incentive from the RCCDC and advised him to meet with the city to ensure the project is in line with all their codes and requirements. Mr. Gordon assured Mr. Houk that the restaurant is still an important part of the project, but opening the brewery first will allow him to generate revenue for the addition of the restaurant. Mr. Gordon is requesting a 90-day extension.

[Mr. Ellis had questions regarding the lease agreement and whether or not it is necessary to extend that as well. Mr. Houk indicated that is not necessary.]

[Mr. Holder, who spoke to Mr. Gordon and the builder, indicated that Mr. Gordon intends to have the restaurant completed within 120 days (30 days after the opening of the brewery.)

[Mr. Houk suggested that due to all the extensions the RCCDC has made for this project, it may be beneficial to rewrite the entire Performance Agreement.] Discussion continued with other concerns for this project.

ACTION (7:25 A.M.)

- Mr. Gladu made a motion to extend the deadlines for Thirsty Bro by 90 days (May 31, 2021) with the stipulation that Mr. Gordon meet with the board either prior to or at our next meeting.
- Mr. Pense seconded the motion.
- The motion passed 7:0.

F. DISCUSSION AND ACTION REGARDING ENGAGING WITH THE LAW FIRM OF ABERNATHY, ROEDER, BOYD, & HULLETT PC AS COUNCIL ON AN AS-NEEDED BASIS

Mr. Houk indicated he had a discussion with City Attorney Jason Day, whose expertise is in city law, not necessarily economic development law. One of the attorneys with this firm was highly recommended by other EDC communities. A schedule of fees was presented to the board; this agreement would be on an as-needed basis, a retention fee is not required. Mr. Houk is requesting that the board allow Ms. Elder to sign the agreement stating we will use this firm as needed.

ACTION (7:34 A.M.)

- Mr. Gladu made a motion to allow the RCCDC Board President to enter into a contract with the Law Firm of Abernathy, Roeder, Boyd, & Hullett.
- Mr. Vaughn seconded the motion.
- The motion passed 7:0.

G. DISCUSSION AND ACTION REGARDING ENGAGING THE ROYSE CITY CHAMBER OF COMMERCE AS A MARKETING RESOURCE (PRESENTED BY CHIEF FINANCIAL OPERATIONS OFFICER VANESSA STAHL)

Mrs. Stahl presented the board with an overview of the marketing methods implemented the preceding year including new avenues created to aid in the survival of locally owned businesses (even those that were not Chamber members) during the COVID crisis. The board expressed their gratitude to the Chamber for their innovative marketing campaign and efforts since the beginning of the COVID crisis. The Chamber requested \$25,000 to continue as a marketing resource for the City of Royse City and the CDC.

ACTION: (7:52 A.M.)

- Mr. Gladu made a motion to allow a marketing budget of \$25,000 for the Royse City Chamber of Commerce contingent upon City Council's approval of a \$25,000 marketing budget increase. Mr. Gladu's motion also includes a yearly review to continue the marketing partnership.
- Mr. Pense seconded the motion
- The motion passed 7:0

H. MAIN STREET DIRECTOR'S REPORT: PAULA MORRIS

Calendar of Events: Due to uncertainties brought about from COVID, a Main Street Events brochure will not be printed.

Cookston Court Concerts: Concerts will begin on April 16 and run thru September 24, 2021. All concert slots are full.

Car show: This event is currently scheduled for May 8, 2021

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Celebrate Freedom: This event requires every department from the city to help run it. Although COVID caused how event was run last year; it was still a success so we will hold the event again this year. It will take place on Saturday, June, 26, 2021.

Last year's budgeted improvement projects: All approved improvement for downtown in 2020 were put on hold; those improvements have been approved for this year as well, but are still on hold (ex. New light posts, trash cans, etc...)

Domino's Pizza (RC location): Ms. Morris reported that the Royse City location was recently, it was the highest income producer for Domino's.

Synaptic Pediatric Therapy: Ms. Morris spoke to Danielle about the progress of the project and received photos of the renovation.

Property for Sale: Dr. Paul Chiropractic building is for sale.

Annie Lane's Flower Truck: Annie Lane's Flower truck recently had their SUP renewed for a 5-year term. They are interested in finding a building to run the business; they looked at Dr. Paul's building but it wasn't the right fit at this time.

Carquest Building: The new owners plan to renovate the building to include multiple leases. They have worked with the Ms. Morris on the design but still have quite a bit of work to do before they begin remodeling; plans have not been submitted to the city as of today.

City Website: Ms. Morris has been conducting research for a new website for the city. They are currently under contract but plan to revamp after the current contract expires. She is also working on a new site thru the state which will include history and dimensions of downtown properties.

H. DIRECTOR'S REPORT: CHARLES HOUK

Anderson Crossing: This is a multi-faceted property; we can soon expect a zoning submission from a residential developer. As part of that, we are requesting commercial site planning from the developer. A conference call is scheduled for later today.

Cigar Shop: The Cigar Shop is located in the down town Main Street district. The owner anticipates to be open in the next few weeks.

Hunt County Regional Medical: At this time, it looks like they will be moving forward. They plan to meet with the school district and Mr. Houk to discuss the possible viability in this community.

Catalyst Commercial Update: Mr. Houk briefly discussed some of the information from Catalyst. Several of our prospects are putting projects on hold until 2022. We will continue to follow up with the prospects. We expect to have a couple of tours from site selectors for two of these prospects. For other prospects, we do meet their requirements just yet. A couple of sit-down restaurants are searching for new locations. The 7-Eleven franchisee is on hold due to current local competition.

L. ADJOURNMENT

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- At 8:13 A.M., Mr. Ellis made a motion to adjourn the meeting.
 - Mr. Gladu seconded the motion
 - The motion carried. 7:0

ATTEST:

Dena Elder – President

Bobby Gladu – Vice President
(in the absence of the President, the Vice President

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Assumes the duties of the President)

Tonya Brown – Secretary